

Herbaugh, Melinda

From: romi2@comcast.net
Sent: Wednesday, May 24, 2017 6:31 PM
To: PRC
Subject: MUP Project #3020338, 2925 E Madison

Re: Permit #3020338, 2925 E Madison St Seattle 98112

As a resident of Madison Valley of 10 years, I have many strong concerns regarding the development at the City People's Nursery. If approved, this development will be devastating for many in Madison Valley.

I am very disappointed to see that the applicant made very few revisions to reflect the requests made by the design review board in July and October.

Below are some of the points that the board discussed in previous design review meetings and asked that the applicant present an option to address those issues. However, those requests were not incorporated in the new design.

- The exceptional grove of trees is healthy and need to be protected under the City's Director's Rule. The applicant's argument that the trees will be hazardous and need to be cut down because they plan to damage their root systems during the construction is illogical and circular. *Inconsistent with Director's Rule.*
- A grove of very large trees the applicant plans to cut down is rare in the city and connects to other greenbelts in the area, providing natural habitat to wildlife. This cannot be replaced with exposed garage and saplings in flower boxes. *Inconsistent with guidelines CS1D1, and CS1D2.*
- The massive bulk, height and scale of this development does not fit the neighborhood character of vibrant pedestrian-friendly retailers and quiet neighborhood streets in the back. *Inconsistent with guidelines CS2B1, CS2C2, CS2D2, and CS2D4.*
- PCC has very quick turn-around, and their garage entrance on Madison, threatens the safety of pedestrians in this "pedestrian-friendly" zoning. *Inconsistent with guidelines CS2B2.*
- The garage entrance to the apartment on Dewey threatens the lives of children as they walk to the Pea Patch almost daily from daycares and schools. *Inconsistent with guidelines CS2D5 and CS2B2.*
- Damage on local economy: Many local small businesses are fearing of going under from the major construction for 18 months and competition against a very large chain store like PCC.

Careful examinations of potential negative impacts are essential for this massive development. Please protect the safety and the peaceful community that we have worked so hard to build in Madison Valley. Thank you.

Best regards,
Hiroko Ikeya